



cochrandickie
ESTATE AGENCY

3 Appin
Stanley Drive,
Brookfield PA5 8UF

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Centrally located in the hamlet of Brookfield is 'Appin' a stunning contemporary detached bungalow comprehensively modernised and upgraded in recent times creating a fabulous all on the level home of outstanding quality set in private garden grounds in a much admired address.

A gated stone chipped driveway to the front provides ample off street parking and leads to a detached single garage with electric door. A spacious reception hallway leads to all of the accommodation comprising of a stunning lounge with three metre wide sliding patio doors which leads to a composite deck and the private enclosed garden. Adding to the ambience and the warmth of this room is a wood burning stove. There are three double bedrooms, the principal with an en-suite shower room and built in fitted wardrobes.



The undoubted feature of this captivating home is the living dining kitchen. Clearly the hub of the home, there is space for casual breakfasting via the central kitchen island or space for a dining table and family/tv area. There are quality wall & base units including larder and integrated appliances which include a washing machine, dishwasher, and wine cooler. Cooking is provided via an electric Everhot stove incorporating hotplates, multiple ovens and double induction hob. It is completed with an integrated extractor hood.

Completing the accommodation is the contemporary fully tiled bathroom with bath, separate shower, heated towel rail, WC and wash hand basin.

The specification includes gas central heating, double glazing, quartz kitchen work surfaces, herringbone LVT flooring and a security alarm system.

The gardens are private with the composite deck and lawn to the rear accessed directly from the lounge. They are well stocked with mature trees and shrubs.

Brookfield is a small hamlet with excellent access to the M8 motorway so is ideal for those commuting to the city centre, Glasgow Airport and surrounding areas. Within Brookfield there is a village green, kids play area, tennis club, bowling green and cycle track. A beautiful village hall is the hub of local clubs and community events. There is also easy access to the surrounding villages of Bridge of Weir, Kilmacolm and Houston where you will find a wide selection of amenities. Johnstone is also only a short distance away with a Morrison's, and excellent rail links.



